



Town of Pagosa Springs Historic Preservation Board
Special Meeting Minutes
Wednesday, October 22, 2014
Town Hall Conference Room Located at 551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

- I. **Call to Order / Roll Call:** The meeting was called to order at 5:25 pm by Chair Brad Ash. Present were Board members Peggy Bergon, Chrissy Karas and Andre Redstone, Planning Department Director James Dickhoff, Jason Cox and Clint Alley.
- II. **Announcements:** None
- III. **Approval of Minutes:** Approval of the October 15, 2014 Historical Preservation Board meeting minutes were tabled until the November 12, 2014 HPB meeting.
- IV. **Public Comment:** None
- V. **Sign Review:** None
- VI. **Landmark Designations:** None
- VII. **Alteration Certificate Review:**

A. Modified Alteration Certificate proposal for 274 Pagosa Street, Riff Raff Brewing: Planning Department Director Dickhoff reported that the Historic Preservation Board had previously approved two Alteration Certificates for 274 Pagosa Street, Riff Raff Brewing Company. The applicant has recently visited with staff to discuss possible modifications to portions of the previously approved alterations, related to the dumpster enclosure and fencing around the rear kitchen entrance door. The applicant currently proposes to move the dumpster enclosure along the north wall of the new walk-in cooler addition and to enclose the rear kitchen porch instead of installing a white picket fence. Jason Cox was in attendance to present the proposed revisions.

Andre Redstone motioned to "Approve the Alteration Certificate revisions as presented with administrative confirmation of building East and West Building Elevation Drawings to be submitted with the Building permit. Revisions include: moving the dumpster enclosure to the north side of the new Walk-In Cooler addition, Enclosing the new kitchen porch as interior space providing a new exterior door on the east elevation and west elevation with a potential window on the east elevation." Chrissy Karas second the motion which was unanimously approved.

Further discussions took place regarding the color of the hood, which was determined to be consistent with the east elevation hood flashing green. The applicant, Jason Cox, will also be repairing the roof shingle on the south elevation. The Applicant stated both of the above items will be completed by October 31, 2014. Furthermore, Andre Redstone encouraged Jason Cox to look into State Historical Fund Grants for assistance with restoring the exterior of the building. Staff will forward the SHF grant work book to Mr. Cox for his review.

VIII. Tax Credit Review: None

IX. Project Review: None

X. Decision Items:

A. Land Use and Development Code (LUDC) Revision Discussion regarding Cargo Containers, Metal Sided Buildings, Smaller residential lot sizes, and Variable Message Center Signs: This discussion was tabled until the October 29th HPB work session.

XI. Discussion Items: None

XII. Public Comment: None

XIII. Reports and Comments:

A. Planning Department: Planning Director Dickhoff noted that a full report will be provided at the next Board meeting on Wednesday, November 12, 2014.

A. Historic Preservation Board: Andre Redstone proposed discussing possible economic incentives to fill empty spaces within the district. The HPB will discuss this further at the November 12, 2014 Regular HPB meeting.

C. Upcoming Town Meetings Schedule is as follows:

Planning Commission Meeting:

- Tuesday, November 18, 2014 at 5:30pm in Town Hall – *Veteran's Holiday falls on November 11, 2014; therefore, this meeting was rescheduled for November 18, 2014.*
- Tuesday, November 25, 2014 at 5:30pm in Town Hall

Historic Preservation Board meetings:

- Wednesday, November 12, 2014 at 5:15pm in Town Hall.
- Wednesday, December 10, 2014 at 5:15pm in Town Hall.

Town Council Meetings:

- Tuesday, November 04, 2014 at 5pm in Town Hall.
- Thursday, November 20, 2014 at noon in Town Hall.

Parks and Recreation Board Meeting:

- Wednesday, November 12, 2014 at 5:30 pm in Town Hall

XIV. Adjournment: Motion duly made, the meeting adjourned at 6:20pm PM. The next regular meeting is planned for Wednesday, November 12, 2014 at 5:15 PM in the Town Hall Conference Room.


By: Brad Ash, Historic Preservation Board Chair